MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

AUGUST 19, 2014

INVOCATION:
Reverend Gary Hansen gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Green led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Police Chief Martin, Fire Chief Orr, Director of Recreation and Parks Posada, Acting Director of Public Works Springer, Deputy City Manager Tse, Director of Administrative Services Visé, Utilities Engineer Kahn, and Deputy City Clerk Cleary.

1. PROCLAMATIONS/PRESENTATIONS:

A. VOLUNTEER OF THE MONTH
Councilmember Orach presented Winfield Rinker with a plaque and certificate of appreciation recognizing him as the Police Department's Volunteer of the Month. Mr. Rinker thanked the City of Santa Maria for all of the opportunities he has had the last 12 years.

2. PUBLIC COMMENT PERIOD (NOT TO EXCEED A TOTAL OF 15 MINUTES):

Tom Martinez spoke on behalf of the car wash owners who are requesting an amendment to the Downtown Specific Plan Bungalow District regulations. He asked that the item be rescheduled for the October 7 City Council meeting as a Regular Business item.

Brian Thomas said his backpack was stolen in the past and he hopes the library ordinance limiting the size of personal items allowed into the library would not require people to leave their backpacks outside where they could be stolen.

Helen Galvan expressed concern about the library ordinance saying it reiterates rules already established in the Penal Code. She also expressed concern that limiting the size of personal items brought into the library is discrimination against the homeless population.

Deanne Rosing said she works in the library everyday teaching in one of the classrooms. She expressed concern about the size of items that are being brought into the library on a daily basis. The students she teaches are limited to bringing in only backpacks and she said she supports having this limitation be the standard for all library users.

Jack Buchanan said he was against the ordinance limiting the size of items being brought into the library and suggested the library offer to store oversize items for its patrons rather than ban people from entering the building if they have an oversized item with them.

Patricia Dark referred to the library as one of Santa Maria's crown jewels. She said she is very familiar with the population being excluded by the ordinance. She believes the ordinance is morally wrong, unconstitutional, and violates the American Disabilities Act. She suggested that patrons be asked to move their items if they are in the way of another patron or staff person.

Bill Potts explained that he volunteers in the library and spoke of the large luggage being brought into the building, the potential for theft, and said he believes the library is not a place to store peoples' belongings.

Tom Urbanske spoke of how the population in Santa Maria has grown since he first moved to the area. Student populations have increased in the high school districts, and he suggested City policies be designed to protect and improve neighborhoods, and cooperate with the residents of Santa Maria. He thanked Council for the job they are doing.

Mary Jacka expressed concern about the library ordinance on the agenda and hoped the City would explore other ways to accommodate large items being brought into the library.

Jackie McNeil, representing the Library Board of Trustees, said the Board has had many discussions about the library ordinance. They have been in touch with other libraries that were having the same concerns. She hopes the community will come up with other possible suggestions to solve the issue of oversized articles in the building stating that the issues seems to be growing into more of a problem over time. She also pointed out that in today's world, unattended packages need to be dealt with.

Pedro Paez Navarro expressed concern about Atlantic Place and Blosser Road where there have been many accidents. He said cars speed through the area on a regular basis. Occasionally gunshots can be heard at night, people dump their trash there, and suspicious activities take place after dark. He requested that the City assign more police patrols to the area.

City Manager Haydon asked Police Chief Martin to speak with Mr. Paez Navarro about the possibility of increasing patrols in the Blosser Road area.

Mr. Haydon also stated that staff erred in narrowly interpreting the municipal code and the time allowed for Candidate signs to be displayed prior to the November 4 election. He encouraged City Council Candidates to post their candidacy signs now and apologized for the misinformation. Signs may be posted for up to 120 days within a 12-month period of time.

Councilmember Zuniga asked about applying for a grant to help with the Blosser Road area. Mr. Haydon said the grant was applied for, but the City was not awarded the grant. The City did, however, receive a grant for the Railroad Avenue and Fesler Street area.

Mayor Patino asked about the possibility of putting cameras in the problem areas.

City Manager Haydon said staff will work with the police department and engineering department to address the issue.

Police Chief Martin said the police department has been making a concerted effort to do directed patrols on Blosser Road more frequently, particularly since there was a death last year on that road. He expects that as police staff increases, more patrols will be designated to the area.

3. CONSENT CALENDAR:

Mayor Patino requested Items 3H, 3I, and 3K be pulled for comment.

Councilmember Boysen reported that he would be recusing himself from Item 3C due to a financial conflict of interest.

Item 3H - Amending the Downtown Specific Plan Bungalow District Regulations
Councilmember Orach offered to make the motion to continue the item to the October 7 meeting at the request of the applicant. City Manager Haydon suggested the October 21st meeting as there was a conflict with another item on October 7. The applicant was agreeable.

Councilmember Boysen asked for clarification on what postponing the item will mean to the process.

Community Development Director Appel recalled that there had been a first reading of the ordinance followed by a continuance. During that time staff put together draft condition letters to give the car wash owner potential costs of their project. Mr. Appel went on to say that until an application is submitted by the owners, the specific conditions of the project will not be known.

Councilmember Boysen said he just wanted to make sure the car wash owners were aware of what the postponement meant.

Consent Agenda Item 3H was tabled to be continued at the October 21, 2014 City Council meeting on motion by Councilmember Orach, seconded by Councilmember Boysen and carried on the following vote:

AYES:	Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Item 3I – Library Exclusion Policy and Limiting the Size of Personal Items

City Librarian Housel presented a photo demonstrating the preferred size of items to be allowed in the library, compared to the size of items allowed under airport regulations. She explained concerns library staff has about theft, not knowing what is in larger bags, and safety.

Councilmember Zuniga pointed out that one chair looked like it would allow for larger items under it than the other.

Councilmember Boysen asked that the size limitation of personal items brought into the library portion of the ordinance be pulled for further consideration as it was too limiting.

Councilmember Orach expressed his support of the exclusion portion of the ordinance and suggested further exploration of the personal item size limit being proposed.

City Manager Haydon explained that since the ordinance being considered consisted of two components, there were options for Council's consideration. Council could adopt the ordinance as is, table one component and adopt the other, or bring back the ordinance another time. He went on to say that while there are currently several Penal Code laws in place for the library, there is not a policy in place to exclude a patron when that patron seriously violates the rules. The current 3-strike policy is too lenient when a patron is harassing or dangerous to other patrons or library staff. He said the second portion of the ordinance limited the size of personal items being brought into the library and reiterated the issues previously cited.

Councilmember Zuniga acknowledged concern for the library staff, but said she thought Council should move forward while, at the same time, engaging people in the process of solving the problem. She asked to hear more specifically how the ordinance was created. She was also concerned about the staff having to be the people dealing with uncooperative patrons when it should be the police who handle them.

City Manager Haydon said that, with regard to the exclusion policy portion of the ordinance, when the police are called to the library, there is not a policy in effect to allow them to exclude the offender until that offender has committed the offense two more times.

City Librarian Housel said the exclusion policy is very necessary. Serious violators should not have a 2nd and 3rd opportunity to commit the offense.

City Attorney Trujillo announced research had been done with other cities and staff has tailored the ordinance based on that research. The ordinance does take into consideration the Penal Code.

Councilmember Orach moved to adopt Ordinance 2014-06 pertaining to the exclusion process. Mayor Patino seconded allowing for further discussion.

Councilmember Boysen requested the ordinance exclusion process specifically state that it is the City Librarian who is ultimately responsible for making the decision of what is a serious offense and who should be excluded from the library. He asked that the wording on the ordinance be changed from "**a** City Librarian or their designated employee" to "**the** City Librarian or their designated employee" in Section 8-17.15 (d) Serious Violations.

The City Council adopted Ordinance No. 2014-06 amending Section 8-17.15 of the Santa Maria Municipal Code and Section 8-17.15 (d) as amended, on motion by Councilmember Orach, seconded by Mayor Patino, and carried on the following vote: 4-1

AYES:	Councilmembers Boysen, Green, Orach, and Mayor Patino
NOES:	Councilmember Zuniga
ABSENT:	None
ABSTAIN:	None

The City Council did not adopt the portion of Ordinance No. 2014-07 amending Section 8-17.13 specific to the size of personal items brought into the library, and tabled the item for the September 16 City Council meeting on motion by Councilmember Boysen, seconded by Councilmember Green, and carried on the following vote: 4-1

AYES:	Councilmembers Boysen, Green, Orach, and Zuniga
NOES:	Mayor Patino
ABSENT:	None
ABSTAIN:	None

Item 3K - Subdivision Map and Agreement, Hancock Terrace Project

City Manager Haydon stated this item is being recommended as presented on the agenda and confirmed the applicant, Mr. Towbes, has requested discussion of a credit toward the recreation and parks growth mitigation fees at the September 16 City Council meeting. This request is based on the logic that recreational amenities provided for residents of both of Mr. Towbes' gated community projects should allow for a credit against City required park fees. The two projects involved are the Siena Apartments on Blosser Road and the Hancock Terrace project.

In 2007, Council directed staff to come up with a mitigation fee policy. The project stalled when the recession came and construction stopped. The plan is to update the growth mitigation program in the fall of 2014. The City does this every two years.

Councilmember Boysen asked about putting off the item until the growth mitigation program was reviewed.

Mr. Haydon said the construction is underway with Hancock Terrace and staff would like to avoid holding up the project.

Acting Director of Public Works Springer pointed out the mitigation fees are due at the time of occupancy.

Mayor Patino asked if the Recreation and Parks Commission had been included in the program since they have more knowledge of the many different developments within the City.

Mr. Haydon said they had, but according to the City Attorney, the Commission does not have the authority to adopt the growth mitigation fee credit program. That responsibility rests with the City Council.

Recreation and Parks Director Posada explained that in 2007-08 a credit program was discussed. The project stalled due to the recession and was not reviewed or approved. With the request to discuss credit toward Mr. Towbes' recreation and parks growth mitigation fees, there is no mechanism in place to address the credit. The Commission approved Mr. Towbes' projects, but the stumbling block came with the gated community concept. The topic was agendized, but the City Attorney advised the Commission they had no authority to grant the credit and that the authority rested with the City Council according to the Santa Maria Municipal Code.

Councilmember Boysen said he still believed the request should be part of a larger discussion about overall growth mitigation fees.

City Manager Haydon said the issue stems from a townhome project that never came to fruition seven years ago. The applicant would prefer this issue come forward now instead of waiting to make it part of the fall growth mitigation program discussion. The timeframe for the mitigation fee program will extend out into the spring of 2015.

Mayor Patino said she was concerned that if Council takes the item separately from the larger discussion, a standard would be set for all similar projects, particularly for gated versus non-gated communities.

Mr. Springer said the long timeframe for the mitigation fee program allows for the calculations and public workshops to meet with the community, then go back, come up with costs, draft a fee program, present it, and rework as necessary. Three to four workshops are involved.

Brian Schwartz, speaking on behalf of Mr. Towbes, said that because there has been so much history with these projects and a lot of work is already accomplished, they would rather not wait to discuss this item during the fee update process. In 2007, there was a credit proposed in the form of a letter by Recreation and Parks for a townhouse that was never built. There is a timing issue with regard to construction and when they go into occupancy.

Councilmember Zuniga pointed out that the original letter had nothing to do with the project being discussed.

Mr. Schwartz said he believed some contents of the letter could still be applied to these projects.

Councilmember Boysen requested agendizing the item for a meeting in the first quarter of 2015, thus allowing Recreation and Parks time to put together enough information for Council.

Mr. Schwartz said a substantial amount of effort over the last 1-1/2 years has generated quite a bit of information that he would like to share with Council. He requested not waiting until January to hear the item. He encouraged Council to hear the item sooner, and then make their decision after that.

Councilmember Orach pointed out that growth mitigation fee decisions take time, particularly when there are so many people involved. He did not think there would be an answer by September 16.

Mr. Springer said the process of putting together the mitigation fee program could be started with Recreation and Parks first to expedite the process for this issue, but the Recreation and Parks portion of the fees should be combined with all the other growth mitigation fees to be brought before the City Council as a single package.

The applicant's request to discuss the ability to extend Recreation and Parks mitigation fee credits for the Hancock Terrace and Siena Apartment projects will be agendized on the September 16, 2014, City Council meeting, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Items 3A through 3N (except Items 3C, 3H, and 3I) were approved on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Item 3C was approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1.

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Boysen

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council meeting of August 5, 2014, were approved as submitted.

C. WARRANTS
Warrant Nos. 187849 to 188107 totaling $5,486,980.82 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant No. 183127 was cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. SETTING CITY'S 2014-99 APPROPRIATION LIMIT
Resolution No. 2014-99 was adopted setting the City's appropriation limit for 2014-15 at $137,138,091.

Resolution No. 2014-99 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING AN APPROPRIATION LIMIT FOR 2014-15.

F. TENANT-BASED RENTAL ASSISTANCE PROGRAM
Resolution No. 2014-100 was adopted approving a sub- recipient agreement with the County of Santa Barbara for operation of a Tenant-Based Rental Assistance Program.

Resolution No. 2014-100 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A SUBRECIPIENT AGREEMENT WITH THE COUNTY OF SANTA BARBARA FOR OPERATION OF A TENANT-BASED RENTAL ASSISTANCE PROGRAM.

G. AUDIO-VISUAL AND CABLECAST AGREEMENT WITH QUINTRON
Resolution No. 2014-101 was adopted authorizing the Director of Administrative Services to enter into an audio-visual and cablecast system agreement with Quintron Systems, Inc.

Resolution No. 2014-101 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING AND DIRECTING THE DIRECTOR OF ADMINISTRATIVE SERVICES TO ENTER INTO AN AUDIO-VISUAL AND CABLECAST AGREEMENT WITH QUINTRON SYSTEMS, INC.

H. ORDINANCE – DOWNTOWN SPECIFIC PLAN CAR WASH 2ND READING
This item was continued to the October 21, 2014, Council meeting.

Ordinance No. 2014-05 not adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE DOWNTOWN SPECIFIC PLAN BUNGALOW DISTRICT REGULATIONS FOR CAR WASH USES.

I. ORDINANCE – LIBRARY EXCLUSION PROCESS AND PERSONAL ITEMS 2ND READING
This item was pulled and voted on separately from the Consent Agenda.

J. SUPPLEMENTAL LAW ENFORCEMENT AGREEMENTS WITH SCHOOL DISTRICTS
Resolution Nos. 2014-102 and 2014-103 were adopted approving an agreement for Supplemental Law Enforcement Services between the City and Santa Maria-Bonita School District and Santa Maria Joint Union High School District for law enforcement services.

Resolution No. 2014-102 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AGREEMENTS FOR LAW ENFORCEMENT SERVICES BETWEEN THE CITY OF SANTA MARIA AND THE SANTA MARIA-BONITA SCHOOL DISTRICT.

Resolution No. 2014-103 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AGREEMENTS FOR LAW ENFORCEMENT SERVICES BETWEEN THE CITY OF SANTA MARIA AND THE SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT.

K. HANCOCK TERRACE SUBDIVISION MAP & AGREEMENT
Resolution No. 2014-104 was adopted approving the subdivision map and agreement for Hancock Terrace, Tract 5989.

Resolution No. 2014-104 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE SUBDIVISION MAP AND AGREEMENT FOR HANCOCK TERRACE, TRACT 5989.

L. LICENSE AGREEMENT AMENDMENT NO. 2 – SANTA MARIA RIVER LEVEE BIKEWAY
Resolution No. 2014-105 was adopted approving Amendment No. 2 to the License Agreement of the Santa Maria River Levee Bikeway adding 375 feet of bikeway completing the paved connection to the Preisker Lane ramp.

Resolution No. 2014-105 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AMENDMENT NO. 2 TO THE SANTA MARIA RIVER LEVEE BIKEWAY AGREEMENT.

M. AWARD OF BID – STREET MAINTENANCE (CHIP SEAL)
Resolution No. 2014-106 was adopted awarding the bid and approving a contract with Pavement Coatings Co., for the Street Maintenance (Chip Seal) Project, Bid No. 2015/05, in the amount of $771,447.82.

Resolution No. 2014-106 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH PAVEMENT COATINGS, CO. FOR BID NO. 2015/01, STREET MAINTENANCE (CHIP SEAL).

N. JIM MAY PARK BIOFILTER PROJECT – PROPOSITION 84 GRANT FUNDING
Resolution No. 2014-107 was adopted authorizing the Director of Utilities to enter into a grant agreement with the State Water Resources Control Board to receive Proposition 84 Agricultural Water Quality Grant Program funding for the Jim May Park Biofilter Project.

Resolution No. 2014-107 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE DIRECTOR OF UTILITIES TO ENTER INTO AN AGREEMENT WITH THE STATE WATER RESOURCES CONTROL BOARD TO RECEIVE PROPOSITION 84 AGRICULTURAL WATER QUALITY GRANT PROGRAM FUNDING FOR THE JIM MAY PARK BIOFILTER PROJECT.

PUBLIC HEARING:

4. TENTATIVE TRACT MAP FOR HARVEST GLEN GARDENS. The City Council held a public hearing to consider a recommendation of the Planning Commission to approve the tentative map, Tract 5994, for the Harvest Glen Gardens project, located north of Carmen Lane, south of Sonya Lane, east of Blosser Road, and west of Biscayne Street.

Community Development Director Appel gave a presentation as detailed in the Council Agenda Report. The project was originally approved as a townhome project in 2006. The property was sold and the new owner desires to build a different project. A Planned Development Permit was approved by the Planning Commission in July 2014. As Municipal Code Section 12-8.07(b) requires Council approval for any residential lots in the City of less than 7,000 square feet, the tract is being brought before Council this evening. The project will consist of 126 units. Small private yards are planned instead of larger common facilities. The site is designed with a pedestrian friendly layout.

Councilmember Zuniga asked if the size of the recreational area was known.

Mr. Appel said he could get the information, but did not have it with him.

Councilmember Boysen asked if it was a gated community, and commented that the report seemed to provide very little information to base a decision on.

Mr. Appel said it is a gated community and the item is smaller than usual as the only approval being requested is for the tentative tract map. The project will go before the Planning Commission at their next meeting for finalization.

Mr. Schwartz from Urban Planning Concepts said they have worked closely with all necessary departments to go through the Planned Development process. The community is gated and is for residents only.

Written Communication
There were no written communications.

Public Hearing
Mayor Patino opened the public hearing at 8:24 p.m. and, hearing no requests to speak, closed the hearing at 8:24 p.m.

Council discussion.
Mayor Patino expressed concern with the elementary school in the area. She asked Mr. Schwartz if school children would be able to walk to school through the area.

Mr. Schwartz said that there would be pedestrian gates available so the students could walk to school and there would be sidewalks connecting the project to the school.

Resolution No. 2014-108 was adopted approving the tentative map for Harvest Glen Gardens, Tract 5994 on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Green, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2014-108 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE TENTATIVE TRACT MAP FOR HARVEST GLEN GARDENS, TRACT 5994, LOCATED NORTH OF CARMEN LANE, SOUTH OF SONYA LANE, EAST OF BLOSSER ROAD, AND WEST OF BISCAYNE STREET.

REGULAR BUSINESS:

5. FINANCIAL REPORT FOR THE FOURTH QUARTER ENDING JUNE 30, 2014. Director of Administrative Services Visé gave a presentation as detailed in the written Council Agenda Report. The City Council considered the quarterly financial report for the fourth quarter of Fiscal Year 2013-14 and a budget amendment report approving operational and personnel changes to the 2013-14 Budget. At the close of the fiscal year, General Fund revenues are at 99.8 percent of projections while expenditures are at 93.1 percent of appropriations. Revenues are coming in on budget and expenditures are less than budget primarily due to personnel vacancies. The City Council adopted the 2013-14 Budget using approximately $2.5 million in Local Economic Augmentation Fund (LEAF) reserves to balance the General Fund Budget. It does not appear the LEAF reserves will be used.

Property tax, sales tax, permit revenues and hotel tax show an increase. He noted that Non-Hazardous Impacted Soils (NHIS) revenue is significantly less than in years past and should not be considered a long term revenue source. In the Water/Wastewater Fund, revenues exceeded expenditures by $2.9 million, primarily due in large part to the semi-annual debt service payment for the 2012AB Refunding Bonds of $4.6 million. In the Solid Waste Fund, revenues exceeded expenses by more than $900,000. Santa Maria Area Transit and Breeze Transit systems fare box revenue through the fourth quarter was $810,000.

Staff is also recommending an increase in appropriations by $619,610 in the Self-Insurance Workers' Compensation Fund, and creating the full-time classification of Public Information Officer/Management Analyst II.

Councilmember Boysen pointed out that, for the first time since 2008, the City is showing a balanced budget without having to use LEAF reserves. He asked Utilities Director Sweet about water conservation efforts and the impact on revenues.

Mr. Sweet said he does project that water conservation will have an impact on revenues next year, but that has been accounted for in the budget and the City does not have a bond ratio issue.

Mayor Patino asked about the increase in transit fare box revenue.

Mr. Visé replied that more people are taking public transportation.

Resolution No. 2014-109 was adopted approving personnel and operational amendments to the budget for Fiscal Year 2013-14 and authorizing the City Manager to implement the same on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES:	Councilmembers Boysen, Orach, Green, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2014-109 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN AMENDMENT TO THE 2013-14 BUDGET AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT SAME.

6. CONCEPTUAL REVIEW – PEOPLES' SELF-HELP AFFORDABLE HOUSING. The City Council considered a Conceptual Review of 40 proposed affordable senior housing units by Peoples' Self-Help Housing to be located at 624 East Camino Colegio, APN: 125-232-005, SP-2014-0024.

Director of Community Development Appel introduced John Fowler, President and CEO of Peoples' Self-Help Housing (PSHH), who gave a presentation on the organization and projects they have completed in Santa Barbara and San Luis Obispo Counties. PSHH builds and manages affordable housing projects and offers support services to take care of many tenant needs such as medications and budget assistance. Mr. Fowler explained the PSHH receives its funding from Community Development Block Grant money, loans, other non-profits, trust funds, and tax credits from the State of California.

Mr. Fowler pointed out that a large number of retiring people have no retirement savings. In 2011, a church group approached PSHH to create this project. The project will provide quality affordable housing specifically for seniors. It has been located within a half mile of a college, library, pharmacy, restaurants, and grocery. A property manager will live on-site.

The proposed project would require a General Plan amendment and corresponding zone change with a 35 percent density bonus to accommodate the 40 units. Access to the project would be located off of Sierra Madre Avenue. The project would consist of 36 one-bedroom apartments approximately 600 square feet in size and 4 two-bedroom apartments approximately 800 square feet in size. An approximately 2,800 square foot common building would be located in the center of the project site and include laundry, kitchen, library, offices, and a great room. If the Council is in favor with the project, the applicant will move forward and submit applications to the Community Development Department for a General Plan amendment and zone change along with a Planned Development Permit.

Public Input
Caren Campbell, representing Bethel Lutheran Church and Pastor Neilsen, said the church congregation fully supports the project.

Mary Jacka supports the project and encouraged the Council to do the same, particularly as the senior population is growing in the City.

Pedro Paez Navarro also spoke in support of the project citing the costs of rentals, food, and transportation now and the need for this type of housing assistance.

Council discussion
Mayor Patino said she is always impressed with PSHH projects. The management seems to be very competent and the neighborhoods appealing.

Councilmember Boysen asked whether there were any garages in the project plan. He also said he had met previously with the project planners and his concern was compatibility with the neighborhood. He said he did not have any further concerns and was pleased with the plan.

Morgen Benevedo, also representing PSHH, said there would not be garages but there would be large parking lots. He also said planners had done outreach to the neighbors letting them know about the project.

Councilmember Orach said he was pleased with the convenience of the location and he thought the project would be a nice addition to the community.

Councilmember Zuniga said she was excited about the project. She asked if a bench could be placed by the garden. She was also happy there would be laundry facilities.

Councilmember Green said he was also in support of the project.

Direction to staff
Staff was directed to more forward in collaboration with the project.

7. AMENDMENTS FOR WATER CONSERVATION CODES. The City Council considered a recommendation of City staff to amend Santa Maria Municipal Code Section 8-10.33 relating to the prohibition of certain water uses deemed wasteful by the California State Water Resources Control Board (SWRCB). On January 17 and April 25, 2014, Governor Brown issued proclamations of a state of emergency based on drought conditions in California. Staff is requesting amending the Santa Maria Municipal Code to include the language recently approved in the statewide regulations such that water waste be minimized through implementation of specific restrictions identified by the SWRCB.

Public Input
There were no requests to speak.

Council discussion
Councilmember Orach asked about a Home Owners Association question regarding their basin. He asked if basins are supposed to be green.

Mr. Sweet responded that basins are supposed to be kept up to some degree with watering. He also pointed out that, with regard to his previous comments about how water conservation will affect the

City, a reduction in water use will lead to a reduction in cash flow, and expenses will go up possibly causing rate adjustments.

Ordinance No. 2014-07 was introduced revising the Santa Maria Municipal Code Section 8-10.33 relating to the prohibition of certain water uses deemed wasteful by the California State Water Resources Control Board, on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following 5-0 vote:

AYES: Councilmembers Boysen, Orach, Green, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2014-07 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING SANTA MARIA MUNICIPAL CODE SECTION 8-10.33 REGARDING WATER WASTE AND CONSERVATION.

REPORT BY CITY MANAGER:
City Manager Haydon reminded everyone of the Serve Santa Maria VIII event on Saturday, August 23 beginning at 9:00 a.m. at the Abel Maldonado Center. Approximately 200-300 volunteers will be helping to clean school sites and beautify the community. The next Council meeting will be September 2, 2014 and will include no stopping zones, the 2nd reading of the water conservation ordinance, a couple of year-end reports by the Economic Development Commission and the Visitor's Convention Bureau, appointments to the Block Grants Advisory Committee and the Central Coast Commission for Senior Citizens Area Agency on Aging, and an ordinance regarding bicycle safety gear in City parks.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen attended the Collaborative on Homelessness (C3H) and they have selected a continuum of care. The budget has been fulfilled with a $75,000 grant from Cottage Hospital and $91,000 from the City of Santa Barbara. At Councilmember Orach's request, Mr. Boysen said staff would be provided a report for distribution. He also thanked Alan Sutterfield and his team for improving the sound quality of Council meetings. And he hopes to work with Council to increase pubic awareness about bicycle safety given recent accidents.

Councilmember Green said he attended the Chamber of Commerce dinner at the Elks Lodge, met with the Chamber's new CEO Glenn Morris, spent a week out of town at a family reunion, and stopped by the library to learn more about the proposed ordinance.

Councilmember Orach said he attended the Chamber of Commerce anniversary dinner welcoming new Chamber CEO Glenn Morris, and the LAFCO meeting in Santa Barbara.

Councilmember Zuniga met with Glenn Morris, and attended the Good Samaritan back to school shopping spree at Kohl's. She congratulated the Planning Commission and Community Development Department who now offer the ability to view all major projects on the City's website. She also mentioned last year's walk and safety education in the park event and a desire to do that again and include Councilmember Boysen's bicycle safety awareness idea.

Mayor Patino reported she attended the Literacy / Workforce Development Summit North County Subregional Meeting, 2014 Mayors' Luncheon, 2014 Commencement Ceremony for the Santa Maria Day Reporting Center. She also met with Glenn Morris, attended Sister Janet Corcoran's Retirement Party and the Santa Maria Valley Chamber of Commerce Installation & Awards Dinner.

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ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 9:18 p.m.

APPROVED:

August 19, 2014
Date

M. Beth Cleary
M. Beth Cleary
Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Alice M. Patino
Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

M. Beth Cleary
M. Beth Cleary
Deputy City Clerk